

Planning Committee Report Item- LA01/2016/1083/LBC	22nd February 2017
PLANNING COMMITTEE	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting and Enhancing our Environment and Assets
Outcome	Pro-active decision making which protects the natural features, characteristics and integrity of the Borough
Lead Officer	Principal Planning Officer
Cost: (If applicable)	N/A

**Castlerock Railway Station,
17 Sea Road,
Castlerock**

LA01/2016/1083/LBC

22nd February 2017

<u>No:</u>	LA01/2016/1083/LBC	<u>Ward:</u> Castlerock
<u>App Type:</u>	Application for Listed Building Consent	
<u>Address:</u>	Castlerock Railway Station, 17 Sea Road, Castlerock, Coleraine, BT51 4TL	
<u>Proposal:</u>	Removal of the 'central span' & side stairs of the Castlerock Railway Footbridge on a temporary basis to determine the method & technique for the removal of corroded material. Tentative examination during a condition assessment will identify the extent of the corrosion damage to the original fabric. The evaluation will indicate areas of the original fabric that is beyond repair; sections that can be replaced with like-for-like material; sections that require new modern materials. The process will include rigorous engineering controls, such as ventilation, and good work practices. Future periodic inspections and maintenance will also be included within the rework programme as necessary to prevent any future deterioration of the structure.	
<u>Con Area:</u>	N/A	<u>Valid Date:</u> 13/9/2016
Agent:	N/A	
Applicant:	Causeway Coast and Glens Council, Riada House, 14 Charles Street, Ballymoney, BT53 6DZ	
Objections: 0	Petitions of Objection:	0
Support: 0	Petitions of Support:	0

Drawings and additional information are available to view on the Planning Portal- www.planningni.gov.uk

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in sections 7 and 8 and resolves to **GRANT** Listed Building Consent subject to the condition set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located at Castlerock Railway Station, 17 Sea Road, Castlerock. On the site is a footbridge which is located to the east of the main Castlerock Railway Station building. Access to the footbridge is via the footpath along Sea Road from the south and within the station from the north.
- 2.2 The area is a mixture of residential and commercial characterised by two and three-storey residential and commercial units along Sea Road. The site is within the settlement limits of Castlerock and has no specific zonings within the Northern Area Plan 2016 but does lie within Binevenagh AONB.

3 RELEVANT HISTORY

There is no relevant planning history.

4.0 The Application

- 4.1 Planning consent is sought for the temporary removal of the 'central span' and side stairs of the Castlerock Railway Footbridge to assess the extent of repairs required and the completion of these works.

5.0 PUBLICITY & CONSULTATIONS

5.1 External

No objections were received in relation to this application.

5.2 Internal

Historic Environment Division: Has no objection to the proposal.

6.0 MATERIAL CONSIDERATIONS

- 6.1 Section 85(2) of the Planning Act (Northern Ireland) 2011 requires consent for the execution of works to a listed building.
- 6.2 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7.0 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

The Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 2: Natural Heritage

Planning Policy Statement 6: Planning, Archaeology and The Built Heritage

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this consent relate to the impact of the proposed work on the listed bridge, and the impact on Binevenagh Area of Outstanding Natural Beauty.

Planning Policy

- 8.2 The site has no specific zonings within the Northern Area Plan but is located within Binevenagh Area of Outstanding Natural Beauty. The site is located within the settlement limit of Castlerock.
- 8.3 The principle of the type and scale of development proposed must be considered having regard to the SPPS and PPS policy documents specified above.

Impact on Listed Bridge

8.4 Policy BH8 of PPS 6 provides the policy guidance in relation to the alteration of a listed building. For the purposes of this policy, the term “building” is defined broadly and includes bridges.

8.5 The main policy criteria which this scheme has to comply with is as follows:

Policy BH8 Extension or Alteration of a Listed Building.

(a) The essential character of the building and its setting are retained and its features of special interest remain intact and unimpaired;

(b) The works proposed make use of traditional and/or sympathetic building materials and techniques which match or are in keeping with those found on the building; and

(c) The architectural details (e.g. doors, gutters, windows) match or are in keeping with the building.

8.6 The proposed works are to remove the footbridge and assess the condition of the fabric of the bridge and what remedial works are required. These works will identify the extent of repairs needed and identify a method of works to restore the structure. This will consist of extensive remedial work to restore the structural integrity of the bridge. The essential character of the listed structure will not be affected. The proposal seeks maximum retention of the historic fabric and is in keeping with the design of the existing listed structure.

8.7 The proposed work will enhance the longevity of the footbridge and both the character of the existing structure and the immediate area. As such, it represents an acceptable form of development. The architectural details of the footbridge will remain and the proposed work will improve the integrity of this historic structure. The work is sympathetic in terms of materials to be used and the design features of the building will remain unimpaired from these repairs. Historic Environment Division has been consulted as the competent authority on listed buildings and structures and raises no objection. The proposed development complies with Policy BH 8 of Planning Policy Statement 6.

Impact on Binevenagh AONB

- 8.8 Policy NH6 of PPS 2 provides the policy guidance in relation to the impact of development on Areas of Outstanding Natural Beauty. As the proposal aims to both preserve the architectural details of the footbridge and increase the longevity of the structure by assessing the extent of the works required, the proposal will not have a detrimental impact on the AONB.

9.0 CONCLUSION

- 9.1 This proposal is considered acceptable having regard to the Area Plan and other material considerations. The proposed works are temporary to enable an assessment the extent of corroded material and how best to repair the bridge. The proposed development complies with Planning Policy Statement 6, Policy BH8 - Alterations to a Listed Building and Planning Policy Statement 2, Policy NH6 – Areas of Outstanding Natural Beauty. Historic Environment Division has been consulted and raises no objection to it. It is recommended that Listed Building Consent is granted.

10.0 CONDITIONS

10.1 Regulatory Conditions:

1. The proposed works must be begun not later than the expiration of 5 years beginning with the date on which this consent is granted as required by Section 94 of the Planning Act (Northern Ireland) 2011.

Site Location Plan

